

AGENDA
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, FEBRUARY 9, 2016
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

1. Approval of minutes of the meeting of January 12, 2016.
2. Notice of Public Hearing relative to the First Amendment to the Project Plan for Tax Incremental District (TID) Number Eleven.
3. Resolution relative to approving the First Amendment to the Project Plan and amending the Project Plan boundary for Tax Incremental District Number Eleven, City of West Allis, Wisconsin (84th & Greenfield).
4. Resolution to amend the Cooperation Agreement between the City of West Allis and the Community Development Authority of the City of West Allis for Tax Incremental District Number Eleven.
5. Resolution approving a TID #7 (Summit Place) housing rehabilitation loan in the amount of \$32,850.00 for the property located at 1128 S. 64 St.
6. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.
7. Resolution to amend a professional environmental services contract with AECOM, for the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area, in an amount not to exceed \$62,900.
8. Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.
9. Resolution authorizing an amendment to the terms and conditions of a Loan Agreement by and between the Community Development Authority of the City of West Allis and Edward and Penny Wistl, d/b/a Wistl Management for the property located at 7200-06 W. Greenfield Ave. and 1375 S. 72 St.
10. Resolution authorizing final payment to Cream City Wrecking & Dismantling, LLC., in the amount of \$500.00 for the properties located at 1606 S. 59 St., 8614 W. Mitchell St., 2104 S. 70 St., 2065 S. 57 St., 2060 S. 72 St. (garage only), and 5617 W. National Ave.
11. Consideration relative to Report on Redevelopment Initiatives:
 - a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
 - b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
 - c. S. 67 & W. Washington St./TIF Number Seven
 - d. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
 - e. S. 116 St. & W. Rogers St./TIF Number Ten
 - f. 84th & Greenfield/TIF Number Eleven
 - g. Former Teledyne Site/TIF Number Twelve

- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
- i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- j. S. 60 St. Corridor
- k. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor – Potential Development Opportunities
 - 9) 1928 S. 62 St. – Plating Engineering Site
 - 10) S. 116 St. and W. Morgan Ave.
 - 11) Beloit Road Senior Housing Complex
 - 12) 6215 W. National Ave. (former Chalet Restaurant property)
 - 13) Neighborhood Stabilization Program and HOME Program activities
 - a. 903 S. 56 St.
 - b. 1622 S. 59 St.
 - c. 2065 S. 57 St.
 - d. 2104 S. 70 St.
 - e. 8614 W. Mitchell St.
 - f. 1606 S. 59 St.
 - 14) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 15) W. National Ave. Corridor
 - 16) 2020 Hwy 100 project
 - 17) I-94 Zoo Interchange
- l. Intergovernmental relations

12. Notice of Closed Session of the Community Development Authority.

The Community Development Authority of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, February 9, 2016, in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

- a. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.
- b. Resolution to amend the terms and conditions of the acquisition of the former Milwaukee Ductile Iron properties located within the 68th & Mitchell Redevelopment Area.

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

Upon conclusion of the closed session, the Community Development Authority will convene in open session to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

13. Adjournment.

Non-Discrimination Statement

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability, or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

Americans with Disabilities Act Notice

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

Limited English Proficiency Statement

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

Open Meetings Notice

Common Council members may attend the above Community Development Authority meeting for information gathering purposes. Should a quorum of Common Council members appear at any of the Community Development Authority meetings, a regular Common Council meeting may take place for the purposes of gathering information on an item listed on one of the Committee agendas. Should such a meeting occur, the date, time and location of the Common Council meeting will be that of the Community Development Authority as listed on the Community Development Authority agenda.